



SKELL DIKES LODGE
RIGGS HEAD, SCARBOROUGH
NORTH YORK MOORS NATIONAL PARK





SKELL DIKES LODGE

RIGGS HEAD, SCARBOROUGH

NORTH YORKSHIRE

YO12 5TG

Scarborough 4 miles, Malton 20 miles, York 38 miles, Leeds 64 miles (all distances are approximate)

**A unique, recently remodelled, family home set in over five acres of land and grounds with an outstanding rural aspect.
Situating on the southern edge of the North York Moors National Park, yet only four miles from Scarborough.**

- **House:** An exceptionally spacious detached property, which has undergone recent refurbishment and remodelling, providing over 3,000 square feet of stylishly appointed accommodation.
Ground Floor: Entrance Hall – Cloakroom – Living Room - Breakfast Kitchen – Utility Room - Garden Room - Conservatory - Sitting Room/Study/Bedroom Six
First Floor: Up to five double bedrooms, one with en-suite bathroom – main house bathroom – further bathroom – separate WC.
- **Gardens & Grounds:** Mature garden and grounds situated in an elevated south facing position with lovely views. Orchard - vegetable and soft fruit gardens.
- **Land:** In all Skell Dikes Lodge stands within 5.5 acres, of which 3.5 comprises grass paddocks.

GUIDE PRICE £995,000

DESCRIPTION / BACKGROUND

A traditional 1930's farmhouse, remodelled and extended around 20 years ago and with a recent refurbishment, creating a stylish and substantial family home, which benefits from a superb semi-rural position. Skell Dikes Lodge is situated on the southernmost boundary of the North York Moors National Park with a far reaching and uninterrupted aspect across to Bempton cliffs to the east and stretching towards the Yorkshire Wolds in the distance. The eastern wing of the house comprises a striking, light-filled contemporary extension with floor-to-ceiling glass façade which enjoys dramatic views across open countryside.

The house has recently been partially refurbished with renewed internal joinery to part, a refurbished central heating and underfloor heating system. The first floor has been remodelled to provide five large bedrooms, three newly refitted bathrooms and redecorated throughout. The result being an extremely spacious and well-appointed home, which benefits from a relatively high EPC score for its age and size, helped in part by a number of energy efficient features. Skell Dikes Lodge benefits from via a ground source heating and has ground standing solar panels which supplement the electric as well as providing an annual income of around £2,000.

In brief the accommodation comprises; entrance hall with cloakroom, dual aspect living room with multi fuel stove, breakfast kitchen with separate utility room, sitting room/study/potential sixth bedroom, conservatory/dining room and garden room. To the first floor are a pair of spacious bedrooms, both with huge windows and balconies affording a fantastic outlook. There are a further three double bedrooms; one with an en-suite bathroom and both a main house bathroom and further bathroom with free standing tub and a separate WC.

The property sits in an elevated position and is set within landscaped mature garden and grounds, which combine formal garden, orchard, vegetable and soft fruit gardens. There is ample parking and large double garage. In total the property is situated within 5.5 acres, of which 3.5 acres comprises grass paddocks.

LOCATION

Skell Dikes Lodge is situated along a private road, shared with just two neighbours, located off Moor Lane, to the north of the well served twin villages of East and West Ayton. Scarborough lies only four miles distant and the property is particularly well placed for Seamer train station which lies only four miles away and provides a regular connection to York, from which all mainline services can be found. London is only 2 hours distant by train from York.

ACCOMMODATION

ENTRANCE HALL

3.70 m (12'11") x 2.74 m (8'11")

Panelled oak and glass front door. Solid oak flooring. Coving.

CLOAKROOM

2.45 m (8'0") x 1.00 m (3'3")

Low flush WC. Pedestal wash hand basin. Panelled walls to part. Oak flooring. Fitted cupboard. Sun tube. Extractor fan.

DINING KITCHEN

6.40 m (21'0") x 4.70 m (15'5")

Range of fitted base and wall units with fitted breakfast bar. One and a half bowl stainless steel sink unit with mixer tap. Range oven with a five burner gas hob and extractor overhead. Integrated dishwasher. Tiled splashback. Casement window to the front. Tiled floor. Stairs to the First Floor with understairs fitted cupboard. Coving. Recessed ceiling lights. Casement window to the front.





UTILITY ROOM

3.80 m (12'6") x 1.88 m (6'2")

Base unit incorporating inset sink. Automatic washing machine point. Tumble drier point. Extractor fan. Tiled floor. Door to the garage.

GARDEN ROOM

4.80 m (5'9") x 2.61 m (8'7") max

Stone tiled floor. Mono pitch translucent roof. Wall light point. Door through to the Conservatory.

CONSERVATORY

3.90 m (12'10") x 3.80 m (12'6")

Door out to the garden. Laminate wood floor. Electric radiator. Telephone point.

FRONT HALL

1.40 m (4'7") x 0.67 m (2'2")

Solid oak panelled door. Tiled floor. Glazed internal door.

SITTING ROOM/STUDY/BEDROOM SIX

4.13 m (13'7") x 3.30 m (10'10")

Casement window to the front. Range of fitted cupboards and drawers. Television point.

LIVING ROOM

10.00 m (32'10") x 5.32 m (17'5")

A beautifully proportioned room which is dominated by the south facing window affording a superb view across the vale, taking in Bempton Cliffs to the east and the Wolds to the south. Multi fuel stove set into a recess with an oak mantel. Window to the side. Television point. Polished oak flooring.



To the rear are glazed French windows opening out onto the rear garden. Recessed ceiling lights. Coving. Stairs to the first floor with fitted under-stairs cupboard.



FIRST FLOOR

LANDING

Casement window to the rear. Loft hatch with a drop-down ladder. The loft is part boarded and insulated.

BEDROOM ONE

5.40 m (17'9") x 5.28 m (17'4")

Fully glazed gable end with French windows opening out onto a timber and wrought iron balcony. Range of joiner built fitted wardrobes and cupboards. Television point.



BEDROOM TWO

5.28 m (17'4") x 4.33 m (14'2")

Fully glazed gable end with French windows opening out onto a timber and wrought iron balcony, overlooking the garden to the rear. Telephone point

BATHROOM

2.56 m (8'5") x 2.50 m (8'2")

Free standing bathtub. Glass cantilever sink set into a washstand. Tiled floor. Velux roof light.



BEDROOM THREE

3.56 m (11'8") x 2.84 m (9'4")

Casement window to the front. Fitted over stairs cupboard. Telephone point.

BEDROOMFOUR

3.73 m (12'2") x 3.43 m (11'3")

Casement window to the front.

HOUSE BATHROOM

2.60 m (8'7") x 1.68 m (5'6")

Bath with rain head shower overhead. WC. Cantilever wash hand basin set upon a washstand. Recessed ceiling lights. Extractor fan. Tiled floor. Window.



BEDROOM FIVE

6.26 m (14'5") x 5.59 m (11'8")

Pair of casement windows to the front and a pair of velux roof lights to the rear. Range of fitted wardrobes and cupboards. Television point.



EN-SUITE SHOWER ROOM

2.93 m (8'6") x 1.66 m (5'6")

Bath with shower overhead. Low flush WC. Wall hung wash hand basin. Fully tiled walls and floor. Recessed ceiling lights. Extractor fan. Window to the rear.



GARDEN & GROUNDS

Skell Dikes Lodge occupies an elevated, south facing position with mature gardens to all sides. The property is approached via an in and out driveway with the house set back behind a lawned garden, which affords a superb view over the countryside. To the side is a well-established vegetable and soft fruit garden and beyond is an enclosed holding paddock on which sits the solar panels. To the rear is an extensive lawned garden with mature shrubs providing much colour and interest. A productive orchard of apple and plum trees stands to the far end of the garden and a well sited summer house sits in the far northern corner.

GARAGE

7.70 m (25'3") x 5.15 m (16'11")

Set of double timber doors. Hot water cylinder. Ground source heat pump manifold. Solar panel controls. Electric light and power. Window to the rear. Door to the rear.

GARDEN STORE

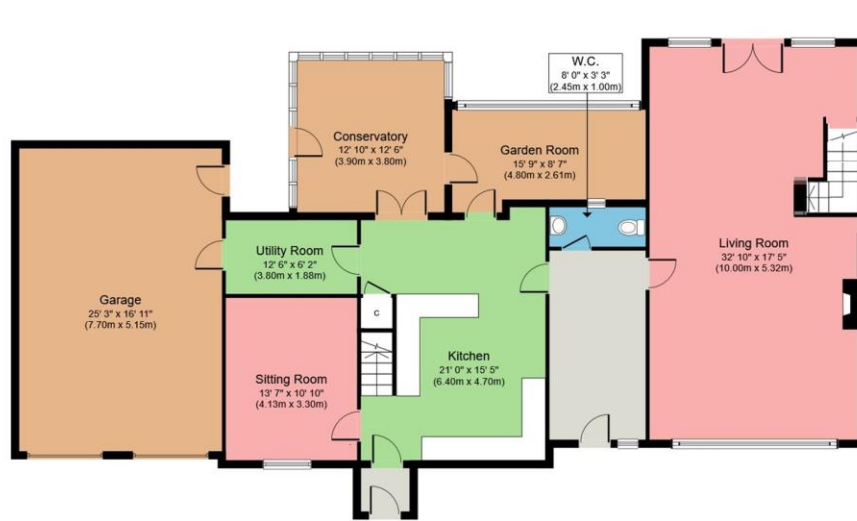
Timber built providing garden storage to the front and to the rear the control system for the water supply.

LAND

In all, Skell Dikes Lodge sits within 5.5 acres, of which over 3.5 acres comprises level, free draining grazing land, securely stock fenced to all sides.







Ground Floor
Approximate Floor Area
2,042 sq. ft.
(189.7 sq. m.)



First Floor
Approximate Floor Area
1,513 sq. ft.
(140.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com

C010 Printed by Ravensworth Digital 0870 112 5306

PROFESSIONALS IN PROPERTY SINCE 1860

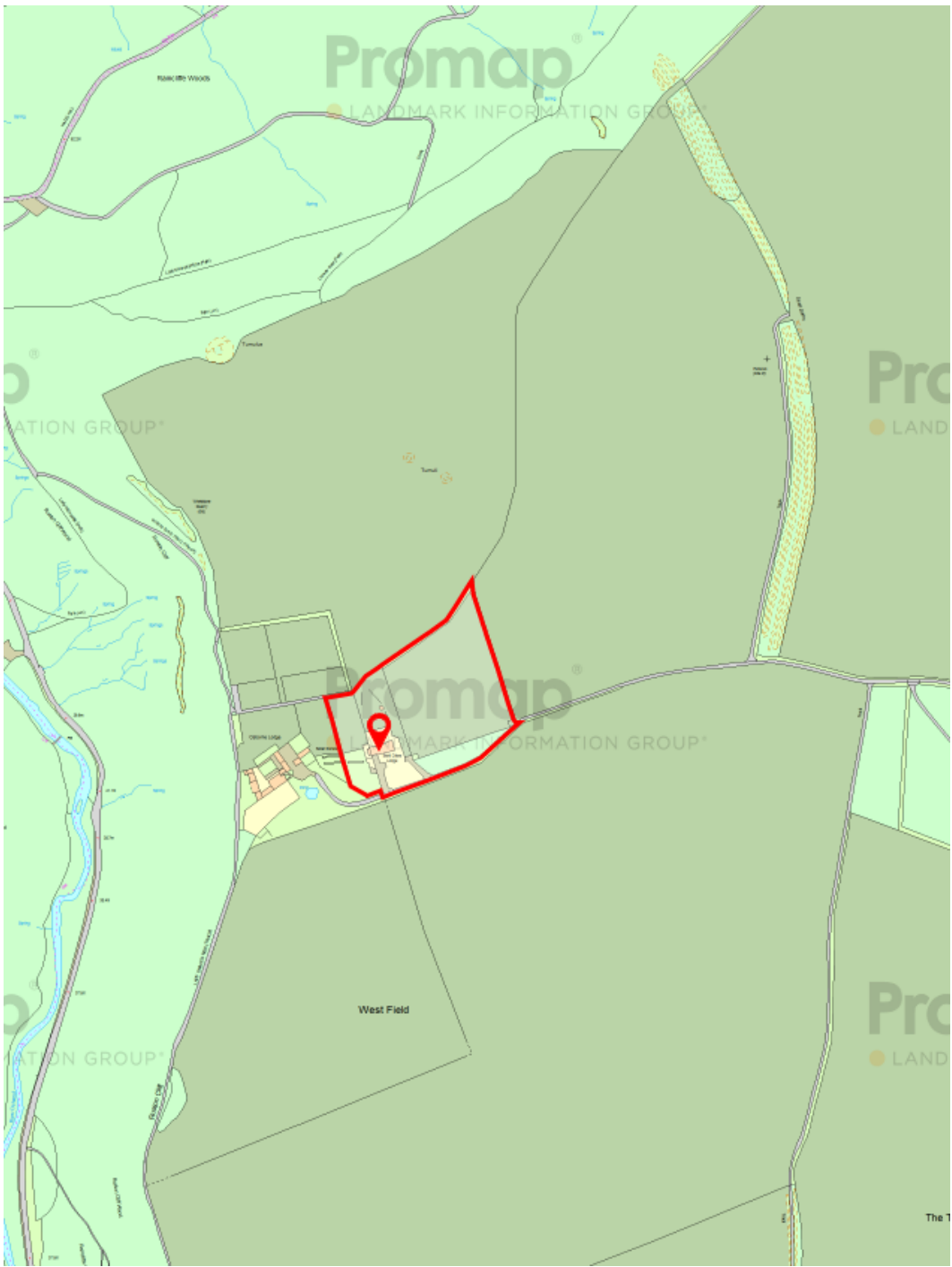


15 Market Place, Malton, North Yorkshire, YO17 7LP
 Tel: 01653 697820 Fax: 01653 698305
 Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT
 Tel: 01439 772000 Fax: 01439 772111
 Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
 Tel: 01751 472766 Fax: 01751 472992
 Email: pickering@cundalls.co.uk





GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. A footpath/bridleway runs alongside the boundary from the south east corner to the north west edge.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

Current D/64. Potential B/83

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries please contact Judith Simpson on 01751 472 766. email: Judith.simpson@cundalls.co.uk

GENERAL INFORMATION

- Services: Mains electric. Private water supply via a bore hole – the filtration system has been completely re-fitted and is fully up to date (2024)
Septic tank drainage (recently replaced)
- Planning: North York Moors National Park
- Council Tax: Band C
- Tenure: The property is Freehold and vacant possession will be given upon completion.
- Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
- Please Note: Details prepared August 2024
- Driveway: The road from Moor Lane is privately owned, with maintenance shared equally by the neighbor to the west; Osbourn Lodge and the neighboring land owner.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

